

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 6, 2005**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 6, 2005, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 Appl. under Sect(s). 18-401 of the
DH Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard
Decision and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in
Deferred to gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-
1/24/06 3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054).
 (Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, and 7/12/05)
- 9:00 A.M. FORREST & MARVA HATCHER, SP 2003-PR-054 Appl. under Sect(s). 8-914 of the
DH Zoning Ordinance to permit reduction to the minimum yard requirements based on error in
Decision building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot
Deferred to line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at
1/24/06 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax
 Map 49-2 ((1)) 121. (Concurrent with VC 2003-PR-194). (Continued from 3/2/04)
 (Decision deferred from 5/4/04, 11/2/04, and 7/12/05)
- 9:00 A.M. ROBIN AND EILEEN MARCOE, SP 2005-BR-031 Appl. under Sect(s). 8-914 and 8-918 of
DH the Zoning Ordinance to permit accessory dwelling unit and reduction to minimum yard
Admin. requirements based on error in building location to permit accessory storage structure to
Moved to remain 4.1 ft. with eave 3.4 ft. from rear lot line and 3.2 ft. with eave 2.4 ft. from side lot
1/24/06 at line. Located at 5646 Inverchapel Rd. on approx. 13,337 sq. ft. of land zoned R-3.
appl. req. Braddock District. Tax Map 79-2 ((3)) (3) 49. (Admin. moved from 11/8/05 at appl. req.)
- 9:00 A.M. ROBIN G. DAVIS, SP 2005-LE-037 Appl. under Sect(s). 8-914 of the Zoning Ordinance to
DH permit reduction to minimum yard requirements based on error in building location to
Approved permit addition to remain 14.1 ft. with eave 13.7 ft. from side lot line. Located at 6504
 Windham Ave. on approx. 26,793 sq. ft. of land zoned R-1. Lee District. Tax Map 90-2
 ((9)) 100.
- 9:00 A.M. TRUSTEES OF PEACE EVANGELICAL LUTHERAN CHURCH, SPA 98-M-050 Appl.
SV under Sect(s). 3-303 of the Zoning Ordinance to amend SP 98-M-050 previously approved
Approved for a church to permit a correction in building height. Located at 6362 Lincolnia Rd. on
 approx. 4.41 ac. of land zoned R-3. Mason District. Tax Map 72-1 ((1)) 52; 72-1 ((7)) 109
 and 110. (Admin. moved from 9/20/05 and 11/8/05 at appl. req.)

- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-037 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 1905 Rhode Island Av. on approx. 24,457 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (1) 36B.
CPJ
Admin.
Withdrawn
- 9:30 A.M. STAPF, LUCEY, MILLER, A 2005-DR-043 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that Interstate I-495 meets the definition of a street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width can be measured along Interstate I-495 for lots within the proposed Estates at Ballantrae Oaks Subdivision. Located at 1301, 1306, 1307 and 1315 Scotts Run Rd. on approx. 27.57 ac. of land zoned R-1. Dranesville District. Tax Map 30-1 ((1)) 13B and 30-1 ((9)) 4, 4A and 5.
EP
Overturned
- 9:30 A.M. IKHMAYYES J. JARIRI, A 2005-MA-044 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has erected an accessory storage structure, which exceeds eight and one-half feet in height and 200 square feet in floor area and which does not comply with the minimum yard requirements for the R-3 District, without a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 3513 Washington Dr.. on approx. 15,411 sq. ft. of land zoned R-3 and HC. Mason District. Tax Map 61-2 ((17)) (F) 502.
EP
Admin.
Withdrawn
- 9:30 A.M. CURTIS A. AND BEULAH M. CRABTREE, A 2004-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants are allowing the parking of four commercial vehicles on property in the R-C District in violation of Zoning Ordinance provisions. Located at 5401 Ruby Dr. on approx. 21,780 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 17. (Deferred from 5/11/04 for notices.) (Decision deferred from 7/20/04, 9/14/04, 9/28/04, 11/9/04, 12/14/04, 4/5/05, 10/11/05, and 11/29/05)
EP
Decision
Deferred to 3/7/06
- 9:30 A.M. DONALD E. AND BETTY B. BOYD, A 2005-SP-047 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a junk yard and storage yard on property in the R-C District in violation of Zoning Ordinance provisions. Located at 13316 Compton Rd. on 10 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-1 ((1)) 26.
CPJ
Upheld
- 9:30 A.M. ANGELA C. MEDEROS, A 2005-MA-031 (Admin. moved from 9/13/05 and 10/18/05 at appl. req.)
Withdrawn

JOHN DIGIULIAN, CHAIRMAN